

ORDINANCE 3816

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FEES CHARGED UNDER KMC CHAPTER 5.74, REPLACING KMC 5.74.070, AND AMENDING KMC 5.74.040(b).

The City Council of the City of Kirkland do ordain as follows:

Section 1. KMC Section 5.74.070 is hereby repealed.

Section 2. There is hereby created a new KMC Section 5.74.070 to read as follows:

5.74.070 Fees Charged by Planning Department.

The schedule below establishes fees charged by the Planning Department. The entire fee must be paid before the review or processing begins, except as otherwise specified. The fees listed below go into effect January 1, 2002.

FEE TYPE	FEE AMOUNT
Presubmittal Mtg. And/Or Pre-design Conf.	\$350.00
Note: Fee subtracted from the application fee if the application is submitted within six months of the date of the pre-submittal mtg.	
Planning Official Decisions	
Accessory Dwelling Unit.....	\$280.00
Wireless Administrative Decision.....	\$5,600.00
Sensitive Area Planning Official Decision.....	\$5,600.00
Administrative Design Review	
Fixed Fee.....	\$2,100.00
Fee per new unit.....	\$315.00
Fee per sq. ft. new GFA.....	\$0.21
Modification of Approved Master Sign Plan.....	\$560.00
Modification of Approved Off-Site Directional Sign.....	\$350.00
Modification of Approved Short Plat or Subdivision...	\$560.00
Modification of Design Review Approval.....	\$700.00
Extension of Design Review Approval Review for Code Compliance.....	\$280.00
(i.e. Zoning Compliance Letters)	\$280.00
Planning Director Decisions	\$700.00
Variance Exception.....	\$700.00
Off-Site Directional Sign.....	\$700.00
Master Sign Plan.....	\$1,960.00
Modification of Approved Process I.....	\$560.00
Modification of Approved Process IIA, IIB or III	\$700.00
Lot Line Alteration.....	\$700.00
Binding Site Plan.....	\$1,400.00

FEE TYPE	FEE AMOUNT
Process I Review	
Short Subdivision	
Fixed Fee.....	\$3,000.00
Fee per lot.....	\$700.00
Innovative Short Subdivision	
Fixed Fee.....	\$4,900.00
Fee per lot.....	\$700.00
Substantial Development Permit	
Residential	
Fixed Fee.....	\$3,000.00
Fee per new unit	\$350.00
Non-Residential	
Fixed Fee.....	\$3,000.00
Fee per sq. ft. new GFA.....	\$0.21
Mixed Use	
Fixed Fee.....	\$3,000.00
Fee per new unit.....	\$350.00
Fee per sq. ft. new GFA.....	\$0.21
General Moorage Facility.....	\$7,560.00
Other Shoreline Improvements.....	\$3,000.00
Wireless Process I Review.....	\$7,560.00
Other Process I Review	
Residential	
Fixed Fee.....	\$3,000.00
Fee per new unit	\$350.00
Non-Residential	
Fixed Fee.....	\$3,000.00
Fee per sq. ft. new GFA.....	\$0.21
Mixed Use	
Fixed Fee.....	\$3,000.00
Fee per new unit.....	\$350.00
Fee per sq. ft. new GFA.....	\$0.21
Sensitive Area Process I Review.....	\$7,560.00

FEE TYPE	FEE AMOUNT
Process IIA Review	
Preliminary Subdivision	
Fixed Fee.....	\$4,900.00
Fee per lot.....	\$700.00
Innovative Preliminary Subdivision	
Fixed Fee.....	\$6,300.00
Fee per lot.....	\$700.00
Shoreline Conditional Use Permit & Variance	
Residential	
Fixed Fee.....	\$4,900.00
Fee per new unit	\$350.00
Non-Residential	
Fixed Fee.....	\$4,900.00
Fee per sq. ft. new GFA.....	\$0.21
Mixed Use	
Fixed Fee.....	\$4,900.00
Fee per new unit.....	\$350.00
Fee per sq. ft. new GFA.....	\$0.21
Other IIA	
Residential	
Fixed Fee.....	\$4,900.00
Fee per sq. ft. new GFA.....	\$350.00
Non-Residential	
Fixed Fee.....	\$4,900.00
Fee per sq. ft. new GFA.....	\$0.21
Mixed Use	
Fixed Fee.....	\$4,900.00
Fee per new unit.....	\$350.00
Fee per sq. ft. new GFA.....	\$0.21
Sensitive Areas Process IIA Review.....	\$10,220.00
Process IIB & Process III Review	
Residential	
Fixed Fee.....	\$7,560.00
Fee per new unit	\$350.00
Non-Residential	
Fixed Fee.....	\$8,760.00
Fee per sq. ft. new GFA.....	\$0.21
Mixed Use	
Fixed Fee.....	\$8,760.00
Fee per new unit.....	\$350.00
Fee per sq. ft. new GFA.....	\$0.21
Historic Landmark or Equestrian Overlay.....	\$700.00
Subdivision Vacation or Alteration.....	\$6,000.00
Wireless Process IIB Review.....	\$19,560.00
Sensitive Areas Process IIB Review.....	\$19,560.00
Design Board Review	
Concept Design Board Review.....	\$1,960.00
Design response Design Board Review	
Fixed Fee.....	\$3,920.00
Fee per new unit.....	\$350.00
Fee per sq. ft. new GFA.....	\$0.21

FEE TYPE	FEE AMOUNT
<p>State Environmental Policy Act (SEPA) Fees Review of Environmental Checklist Fixed Fee..... \$260.00 Fee per hour of staff review > 4 hrs..... 65.00</p> <p>Notes: 1. This fee is also for Wetland/Stream determinations. An environmental checklist may not be required initially. 2. In cases where technical expertise is required, the planning official may require the applicant to fund such studies.</p> <p>Preparation of Environmental Impact Statement (EIS) *</p> <p>* The cost of preparing an EIS is the sole responsibility of the applicant. Kirkland Ordinance 2473, as amended, establishes the procedures that the City will use to charge for preparation and distribution of a draft and final EIS. The applicant is required to deposit with the City an amount not less than \$5,000 to provide for the City's cost of review and processing an EIS. If the anticipated cost exceeds \$5,000, the City may require the applicant to deposit enough money to cover the anticipated cost.</p>	
<p>Miscellaneous</p> <p>Appeals and Challenges Appeals..... \$150.00 Challenges..... \$150.00</p> <p>Note: No Fee for appeals of Notice of Civil Infraction or Order to Cease Activity.</p> <p>Sidewalk Café Permits Fixed Fee..... \$560.00 Fee per sq. ft. of café area..... \$0.63</p> <p>Street Vacation Fixed Fee..... \$5,600.00 Fee per sq. ft. of street..... \$0.28</p> <p>Final Subdivision Fixed Fee..... \$1,400.00 Fee per lot..... \$140.00</p> <p>Review of Concurrency Application Fixed Fee..... \$195.00 Fee per hour of staff review > 3 hrs. \$65.00</p>	
<p>Fees for Comprehensive Plan Amendment Requests</p> <p>Request for property specific map change Initial Request..... \$300.00 If request is authorized by City Council for review. \$300.00</p> <p>Request for city-wide or neighborhood-wide policy change..... No charge</p>	

General Notes:**1. Fee Reduction for Applications Processed Together:**

When two or more applications are processed together, the full amount will be charged for the application with the highest fee. The fee for the other application(s) will be calculated at 50% of the listed amount.

2. Note for Sensitive Areas permits:

a. In cases where technical expertise is required the planning official may require the applicant to fund such studies.

b. Voluntary wetland restoration & voluntary stream rehabilitation projects are not subject to fees.

Section 3. KMC subparagraph 5.74.040(b) is amended effective January 1, 2002 as follows:

5.74.040 Inspection fees for public improvements to be paid prior to acceptance—Amount of fee established—Exceptions.

(b) Provided, however, that this section shall not apply to:

(1) Work performed under public works construction contracts let by the city pursuant to Chapter 3.85 of this code; or

~~(2) Work performed in conjunction with a single family residential structure when the building permit was issued to the owner and occupant thereof; or~~

(3) So much of such work performed under a developer's extension agreement (RCW Chapter 35.91 facilities agreement) as is determined by the director of public works to be for the benefit of the Kirkland water or Kirkland sewer system rather than for the benefit of the property being concurrently subdivided, developed or improved by the signors to the developer extension agreement.

Section 4. A fee established in this ordinance shall go into effect on the date set forth herein; provided that, a land use development permit application which the City determines was complete before the effective date of a revised fee shall be charged the fee in effect on the date such application became a complete application.

Section 5. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 6. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication pursuant to Section 1.08.107, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.


Passed by majority vote of the Kirkland City Council in open meeting
this 11th day of December, 2001.

Signed in authentication thereof this 11th day of
December, 2001.




MAYOR

Attest:



City Clerk

Approved as to Form:



City Attorney

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PUBLICATION SUMMARY
OF ORDINANCE NO. 3816

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO FEES CHARGED UNDER KMC CHAPTER 5.74, REPLACING KMC 5.74.070, AND AMENDING KMC 5.74.040(b).

SECTION 1. Repeals KMC Section 5.74.070.

SECTION 2. Creates a new KMC Section 5.74.070 revising fees charged by the Planning Department effective 1-1-2002.

SECTION 3. Eliminates an exemption from a fee associated with the Public Works Department effective 1-1-2002 by amending KMC 5.74.040(b).

SECTION 4. Provides for implementation of revised fees.

SECTION 5. Contains a savings clause.

SECTION 6. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date of the ordinance as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 11th day of December, 2001.

I certify that the foregoing is a summary of Ordinance 3816 approved by the Kirkland City Council for summary publication.


City Clerk

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